# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

| Address              | 41 Holmbury Boulevard, Mulgrave Vic 3170 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between | \$935,000 | & | \$990,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

## Median sale price

| Median price  | \$915,000  | Pro | perty Type | House |        | Suburb | Mulgrave |
|---------------|------------|-----|------------|-------|--------|--------|----------|
| Period - From | 01/10/2020 | to  | 31/12/2020 |       | Source | REIV   |          |

# Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property

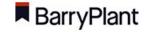
| Add | dress of comparable property   | Price       | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1   | 18 Alderbrook Av MULGRAVE 3170 | \$1,006,000 | 27/03/2021   |
| 2   | 26 Jolimont Av MULGRAVE 3170   | \$955,000   | 13/03/2021   |
| 3   | 58 Bertrand Av MULGRAVE 3170   | \$952,500   | 13/12/2020   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 09/04/2021 10:54 |
|--|------------------|





**Indicative Selling Price** 









Property Type: House (Res) Land Size: 818 sqm approx **Agent Comments** 

\$935,000 - \$990,000 **Median House Price** 

December quarter 2020: \$915,000

# Comparable Properties

## 18 Alderbrook Av MULGRAVE 3170 (REI)





Price: \$1,006,000 Method: Auction Sale Date: 27/03/2021

Property Type: House (Res)

## **Agent Comments**

Offers similar accommodation, slightly smaller allotment 717sqm, less slope land, with mountain views.



# 26 Jolimont Av MULGRAVE 3170 (REI)

**-**





Price: \$955,000 Method: Auction Sale

Property Type: House (Res) Land Size: 678 sqm approx

Date: 13/03/2021

## Agent Comments

Offers similar accommodation size, smaller allotment 678 sqm with corner block position, more closer to shopping center, less slope land









Method: Sale Date: 13/12/2020

Price: \$952.500

Property Type: House (Res) Land Size: 671 sqm approx

## **Agent Comments**

Offers similar accommodation, smaller allotment 671sqm, more closer shopping center

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